

In re:  
Marilyn J Crowell  
Debtor

Case No. 20-13138-pmm  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0313-2  
Date Rcvd: Sep 12, 2024

User: admin  
Form ID: pdf900

Page 1 of 1  
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Sep 14, 2024:

Recip ID	Recipient Name and Address
db	+ Marilyn J Crowell, 207 Sunnybrook Rd, Springfield, PA 19064-3241

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Sep 14, 2024

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on September 12, 2024 at the address(es) listed below:

Name	Email Address
DENISE ELIZABETH CARLON	on behalf of Creditor PNC BANK NATIONAL ASSOCIATION bkgroup@kmlawgroup.com
JEANNE MARIE CELLA	on behalf of Debtor Marilyn J Crowell paralegal@lawjmc.com r46298@notify.bestcase.com;pennduke@gmail.com
KENNETH E. WEST	ecfemails@ph13trustee.com philaecf@gmail.com
STEPHEN VINCENT BOTTIGLIERI	on behalf of Creditor Delaware County Tax Claim Bureau sbottiglieri@tszlegal.com ToscaniStathesZoellerLLC@jubileebk.net
United States Trustee	USTPRegion03.PH.ECF@usdoj.gov

TOTAL: 5

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE:  
Marilyn Crowell

:  
: CHAPTER 13  
:  
: NO. 20-13138  
:  
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**ORDER**

AND NOW, this 12th day of September, 2024, upon  
consideration of the Motion to Sell Real Property filed by Debtor, upon notice to all interested  
parties, and any response thereto, it is hereby

**ORDERED**, that debtor is authorized to sell his/her real property located at 207  
Sunnybrook Rd, Springfield, PA 19064 ("Property"), with all liens to be paid at closing, for the  
sale price of \$ 360,000.00, pursuant to the terms of a certain real estate agreement of sale dated  
June 19, 2024 to the buyer(s) thereunder, Chong Ying Lin ("Buyer"), who have been  
represented to be purchasing the Property at arms-length.

The proceeds from the real estate sale, paid into the Chapter 13 Plan, will result in  
distribution of the prorata payment to all allowed unsecured claims.

The proceeds of the sale, including any funds held as a deposit made by or on behalf of  
the Buyer, shall be distributed in the following manner:

1. Ordinary and reasonable settlement costs, including, but not limited to those  
related to notary services, deed preparation, disbursements, express shipping,  
surveys, municipal certifications, or any other such routine matters.
2. Liens paid at closing including any amounts outstanding on the mortgage.  
  
PNC \$177,571.60
3. Real estate taxes, sewer, trash and/or other such items.  
\$12,387.87

4. Property repairs, if any.  
\$7,335.00
5. Real estate commission, at no greater than 6%.  
\$18,475.00
6. Real Estate Transfer Taxes.
7. Attorneys' fees.  
  
\$1,924.00
8. Any small (less than \$300) allowances agreed to be made to Buyer to settle any unforeseen dispute arising at settlement.
9. Inheritance Tax for state of Pennsylvania  
  
\$11,206.58
10. Kenneth West, Chapter 13 Trustee \$ 40,000.00
11. Any other necessary expenses to allow the sale to close.

This Order is contingent upon the mortgage lien(s) held by PNC (POC # 6) or its assigns being paid in full at closing pursuant to a proper payoff quote obtained prior to and good through the closing date; or any short payoff shall be approved by PNC; and Debtor shall have ninety (90) days from entry of this Order to sell the Property.

Any judgments and liens shall be paid at closing in amounts necessary to provide the buyer with clear title.

Upon receipt of payment, any creditor(s), paid at closing shall withdraw or amend its proof of claim within 30 days.

The Standing Chapter 13 Trustee, Kenneth West, is authorized to adjust the percentage to unsecured creditors based on the funds received in accordance with 11 USC §1329.

The balance of sales proceeds after all the above distributions shall be paid to the Debtor(s) \$96,045.38, as sole owner(s) of the property.

ORDERED that this Order shall constitute an order permitting the Debtor(s) to make disbursements at or immediately after settlement as provided herein above.

The title clerk shall email [settlementsheet@ph13trustee.com](mailto:settlementsheet@ph13trustee.com) a completed HUD-1 or settlement sheet from the closing directly to the trustee immediately upon the close of the settlement, and the trustee shall promptly notify the title company of his approval or objections to the sums to be disbursed. Upon trustee approval, the title clerk shall email fax a copy of the disbursement check to the trustee and shall immediately transmit the actual disbursement check to the trustee by overnight courier.

Per Bankruptcy Rule 6004(h), the 14 day stay as to effect of this Order is hereby waived.

BY THE COURT:



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HONORABLE PATRICIA M MAYER  
U.S. BANKRUPTCY JUDGE

**Date: September 12, 2024**